7632124/2023/ACCOM -GAD01

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

G.A(Accom.)Department – Providing Private Residential accommodation to AIS Officers - Dr. B. Navya, IAS, Director, Department of Employment & Training, A.P., Vijayawada – Approved the lease agreement for the period of (11) months i.e., from 1-5-2023 to 31-3-2024 @ monthly rent of Rs.40,000/- with the Flat Owner Smt. Gottipati Sasi Kumari and also sanction of rent for the period of One (1) month i.e., from 1-5-2023 to 31-5-2023 – Orders – Issued.

GENERAL ADMINISTRATION (ACCOM.) DEPARTMENT

G.O.Rt.No.1137 Dated:12-6-2023.

Read the following:

1) G.O.Rt.No.2465, G.A (SC.A) Department, Dt.12-8-2015.
2) From Dr. B. Navya, IAS, Director, Department of Employment & Training, A.P., Vijayawada, Dated:Nil.
3) U.O.Note No. Fin 01-FMUOMISC/560/2020-FMU.GAD.I, Dt.31.7.2021.

***

O R D E R:-

In the reference 1st read above, Government have issued orders for providing accommodation to All India Service Officers at Hyderabad or New Capital of Amaravathi by securing private houses/accommodation on lease rental basis within a maximum ceiling limit of Rs.40,000/- per month, from the house owners.

2. In reference 2nd read above, Dr. B. Navya, IAS has informed that, she is presently working as Director, Department of Employment & Training, A.P., Vijayawada and requested the government to approve the lease agreement entered with the Flat Owner i.e., Smt. Gottipati Sasi Kumari for her residence taken at Flat No.03, Plot No.38, RTC Colony, Road No.02, Sai Baba Temple Road, Vijayawada @ monthly payment of Rs.40,000/- for the period of (11) months from 1-5-2023 to 31-3-2024.

3. In the reference 3rd read above, the Finance department issued instructions to G.A. (Accom.) Department for scrutinizing accommodation proposals of AIS Officers and to issue orders if they fall within the stipulations of orders issued vide reference 1st read above.

4. After careful examination of the matter, Government hereby approved the lease agreement for the period of (11) months i.e., from 1-5-2023 to 31-3-2024 @ monthly rent of Rs.40,000/- (Rupees Forty thousand only) with the Flat Owner of Smt. Gottipati Sasi Kumari located at Flat No.03, Plot No.38, RTC Colony, Road No.02, Sai Baba Temple Road, Vijayawada for the residence of Dr. B. Navya, IAS, Director, Department of Employment & Training, A.P., Vijayawada on lease rental basis and also sanction for an amount of Rs.40,000/- to the Flat Owner for the period of One (1) month i.e., from 1-5-2023 to 31-5-2023. The MOS shall submit the Certificate of Non-drawal of HRA for the said lease period.

5. The Drawing and Disbursing Officer, General Administration Department shall draw and disburse the amount sanctioned at para (4) above to the account of the Flat Owner of Smt. Gottipati Sasi Kumari, A/c No. 35852200000087, Canara bank, Kurmannapalem Branch, Visakhapatnam, IFSC Code: CNRB0002991, Aadhar Number.5739 5391 8394, PAN No.AEPPG0769P.

6. Dr. B. Navya, IAS, Director, Department of Employment & Training, A.P., Vijayawada shall forego the HRA from 1-5-2023 to 31-5-2023.

7. The expenditure shall be debited to the Head of Account "2052-00-090- 00-05-140-141".

(P.T.O)

O/C

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8. This order is issues as per the instructions issued by the Finance Department, vide their U.O.Note No. Fin 01-FMUOMISC/560/2020-FMU.GAD.I, Dt.31.7.2021.

(P.T.O)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K PRAVEEN KUMAR
SPL. CHIEF SECRETARY TO GOVERNMENT (GPM & AR)

To
Dr. B. Navya, IAS, Director, Department of Employment & Training,
A.P., Vijayawada.
The G.A (Claims.C) Department, AP Secretariat, Velagapudi.
The Pay and Accounts Officer, A.P, Vijayawada/Mangalagiri, AP.
The Deputy Pay and Accounts Officer, A.P. Secretariat, Velagapudi.
Copy to:
The Lessor i.e., House Owner i.e., Smt. Gottipati Sasi Kumari,
W/o Sudhakar,
Door No.10-7-96/2, Sri Rama Hospital Road,
Beside Visakha defense academy,
Visakhapatnam - 530026,
The P.S. to Spl. Chief Secretary to Government (GPM & AR)
SF/SC (2096728).

//FORWARDED::BY ORDER//

SECTION OFFICER

7632124/2023/ACCOM -GAD01

Processed
C.No. 2096728
30/5/2023

ANNEXURE –1

Spl. Chief Secretary (GPM & AR) Genl. Admn. Dept. A.P.
1327
26 MAY 2023

APPLICATION FOR LEASED ACCOMMODATION O THE OFFICER

To

The Special Chief Secretary to Government,
General Administration (GPM & AR) Dept.,
A.P Secretariat, Velagapudi, Amaravathi.

I am present working as Director to Employment and Training, A.P., Vijayawada.

I request to kindly approve the lease for the new quarters.

As per particulars given below:

1. Name and Full Post with Pin code of the House Owner:	Gottipati Sasi Kumari W/o Sudhakar Gottipati aged about 55 years,Door No. 10-7-96/2, Sri rama Hospital Road, Beside Visakha defense academy, Visakhapatnam District, Andhra Pradesh – 530026
2. Location of the proposed apartment:	flat No 03, Plot No. 38, RTC Colony, Road No. 02, Sai Baba temple road, Vijayawada – 520008, N.T.R. District
3. Carpet area of the apartment:	175.32 Sqm/1887 Sq.Ft
4. Rent per month requested by owner:	40,000/- (Rupees Forty Thousand only)
5.Period of Lease:	11 months
6. Date of commencement of Lease:	1st may, 2023

I hereby declare that all the information furnished above is true and correct.

26/5/2023

(Dr. B. Navya, I.A.S.)
Director,
Dept of Employment & Training,
A.P., Vijayawada.

As (Admn)
SO (Admn)

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ANNEXURE – III

CONSENT LETTER

To,
The Special Chief Secretary to Government,
General Administration (GPM & AR) Dept.,
A.P Secretariat, Velagapudi, Amaravathi.

Sir,

I Smt Gottipati Sasi Kumari W/o Sudhakar Gottipati aged about 55 years resident of Door No. 10-7-96/2, Sri rama Hospital Road, Beside Visakha defense academy, Visakhapatnam District, Andhra Pradesh - 530026 do hereby agreed to lease out my flat No 03, Plot No. 38, RTC Colony, Road No. 02, Sai Baba temple road, Vijayawada – 520008, N.T.R. District premises for housing your officer's quarters on the following terms and conditions.

1. The rent shall be Rs. 40,000/- per month for carpet area of 175.32 Sq.Mt or 1887 Sq. Ft on floor as per the plan enclosed.

2. The period of lease shall be 11 months commencing from 1st May, 2023 and to be renewed for a further period on the same terms and conditions if desired.

3. All the taxes will be paid by me.

4. All annual maintenance works like white washing, colour washing, paintings, petty repairs etc. will be carried out be me at my cost, failing which you will be at liberty to get the same done at my cost to be recovered from the rent payable to me.

5. I will provide the facilities of water supply and electricity in the premises. Only consumption charges are to be paid by the individual.

6. I inherited the house/purchased the house/acquired the house/ constructed the house and other than myself no one else is having any right, title or interest in the premises and except me no one else is entitled to the rent's payable for the house.

Yours faithfully,
G. Sasi Kumari
(G Sasi Kumari).
(House Owner).

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GOVERNMENT OF ANDHRA PRADESH
ROADS AND BUILDINGS DEPARTMENT

From
N. Krishna Naik,
Executive Engineer,
(R&B) Division,
Vijayawada.

To
The Director of Employment
and Training,
Vijayawada, A.P

Lr. No. 1753/JTO2/Carpet area particulars/2023, Dt. 10-05-2023

Sir,

Sub: - (R&B) Division, Vijayawada –Private building proposed to occupy by Dr.B.Navya, IAS, Director of Employment and Training , Flat No.3, Plot No.38, RTC Colony, Road No.2, Sai Baba Temple road, Vijayawada A.P - Carpet area particulars – Submitted – Reg.

Ref: - 1) Lr.No.C3/Pvt.bldg./carpet area/2023, dt.05.05.2023 of the Director of Employment and Training, Vijayawada.

****

With reference to the above, I submit that the private building proposed to occupying by Dr.B.Navya, IAS, Director of Employment and Training, Flat No.3,Plot No.38, RTC Colony, Road No.2, Sai Baba Temple road, Vijayawada. The Deputy Executive Engineer (R&B) Buildings Sub Division, Vijayawada has inspected the building and submitted net usable carpet area for the purpose of rent calculations. The usable carpet area of the building worked out to **175.32 Sqm (or) 1887 SFt (One thousand eight hundred and eighty seven only)** and the same is herewith enclosed.

Further, the concerned HOD of the occupying department can fix the rent as per the guidelines given in G.O. Ms. No. 134, Dt.13-06-2016 and G.O. Ms. No. 37, Dt.07-03-2016.

Yours faithfully,

10.5.23

Executive Engineer
(R&B) Division, Vijayawada.

Encl: Carpet area particulars

10/5/23

1887 x 15 = 28,305/-
1887 x 18 = 33,966/-

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Statement Showing the net usable area particulars of the building to be occupied by Smt Dr.B.Navya, IAS, Director of Employment and Training, A.P., Vijayawada at Flat No. 3,Plot No.38, RTC Colony, Road No.2, Sai Baba Temple Road, Vijayawada-520008.

S.No	Particulars	Nos	Length	Breadth	Carpet Area	Usable area
	Third floor					
1	Hall	1	5.53	4.97	27.48	27.48
2	Dining	1	3.87	4.23	16.37	16.37
3	--do--	1	2.80	1.49	4.17	4.17
4	Kitchen	1	5.53	4.97	27.48	27.48
5	utility area	1	3.67	1.34	4.92	4.92
6	Sit out area	1	4.00	1.80	7.20	7.20
7	M.Bed Room	1	4.53	4.53	20.52	20.52
8	Toilet	1	4.36	1.44	0.00	6.28
9	C.Bed Room	1	4.54	3.73	16.93	16.93
10	Toilet	1	3.36	1.34	0.00	4.50
11	Bed room	1	3.96	3.73	14.77	14.77
12	Toilet	1	3.74	1.44	0.00	5.39
13	Front area	1	6.93	2.82	19.54	19.54
14	Stair case & Lift area	1	4.00	3.13	0.00	12.52
					159.38	**188.07**
					159.38	
	Add 10% extra area				15.94	
	Net Usable Area				175.32	Sqm
	Area in Sft			Or Say	1887	Sft
	Hence Area allowble for Rent calculation				**1887**	**Sft**

09/05/23
Assistant Executive Engineer,(R&B)
Buildings, Section-V, Vijayawada.

09/05/23
Deputy Executive Engineer,(R&B)
Buildings Sub Division,Vijayawada.

10-5-23
Executive Engineer (R&B)
Vijayawada.

10/5/23

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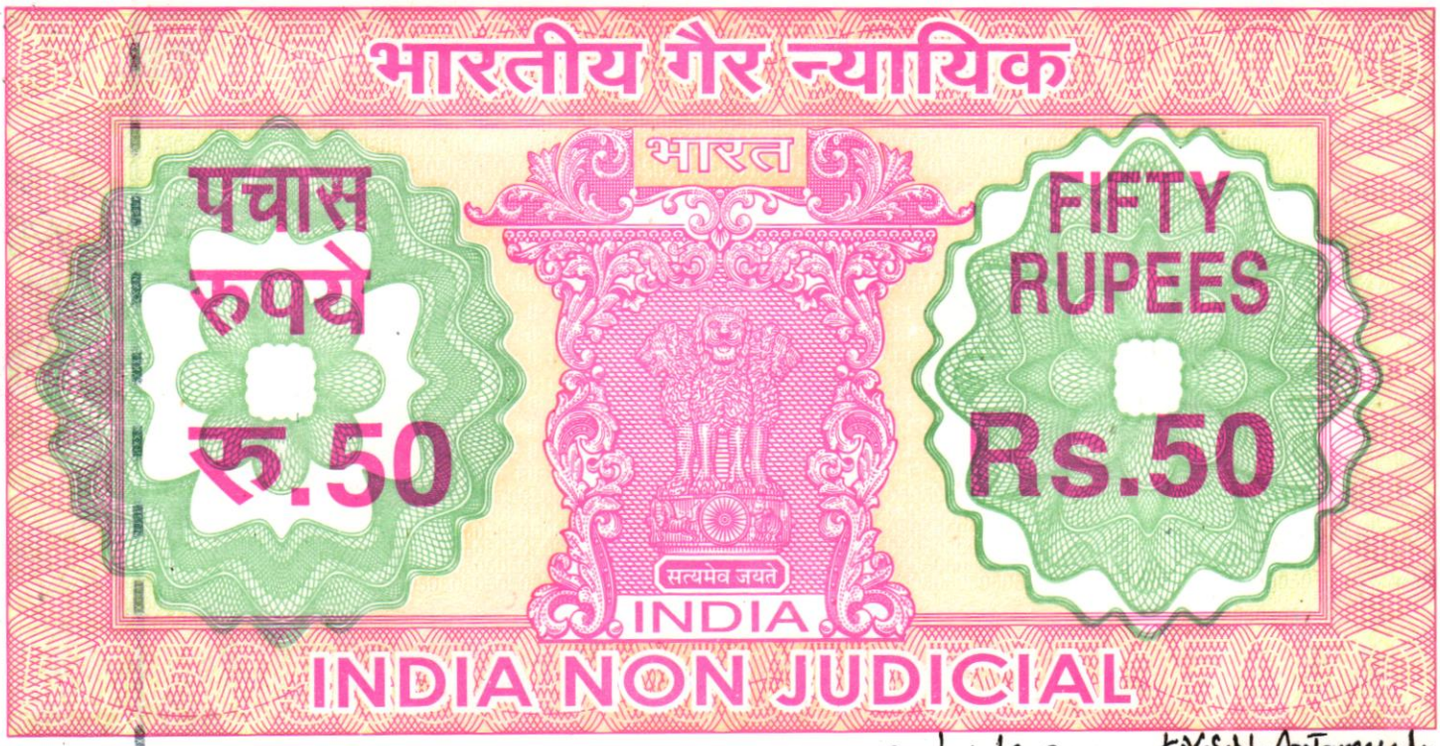

ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH 25/04/2023

K.V.S.N. Anjaneyulu
A 256740
K.V.S.N. ANJANEYULU
STAMP VENDOR
O.L. No: 06-17-008/2021
VALID UPTO 01-01-2021 TO 31-12-2023
128, Main Road, Kankipadu-521 151
Ph: 9000277317

S.No. 2545 Dt. 25/04/2023 Rs. 50=00
Sold to Sri. Gottipati Sasi Kumari w/o Sudhakar . Visakhapatnam
For Whom Self

LEASE AGREEMENT

THIS AGREEMENT TO LEASE is made and entered into at VIJAYAWADA, this the 28th day of APRIL, 2023

BETWEEN

SMT GOTTIPATI SASI KUMARI, W/O. SUDHAKAR GOTTIPATI aged about 55 years, resident of Door No .10-7-96/2,SRI RAMA HOSPITAL ROAD,BESIDE VISAKHA DEFENCE ACADEMY, Visakhapatnam District, Andhra Pradesh-530026, hereinafter called the LESSOR (which expression shall include his successors, legal representatives, administrators, executors and assignees) or the public company or other establishment owning the scheduled property OF THE ONE PART.

AND

The Government of Andhra Pradesh represented by Deputy/Joint/Addl. Secretary to Government, General Administration Department, hereinafter called the LESSE (Which expression shall include his successors, legal representatives, administrators, executors and assignees) OF THE OTHER PART.

G. Sasi Kumari
LESSOR

LESSEE

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ఆంధ్రప్రదేశ్ आन्ध्र प्रदेश ANDHRA PRADESH 25/04/2023

K.V.S.N. Anjaneyulu
A 256747
K.V.S.N. ANJANEYULU
STAMP VENDOR
O.L. No: 06-17-008/2021
VALID UPTO 01-01-2021 TO 31-12-2023
128, Main Road, Kankipadu-521 151.
Ph: 9000277317

S.No. 2546 Dt. 25/04/2023 Rs. 50-00

Sold to Sri. Gottipati Sasi kumari w/o Sudhakar . Visakhapatnam.

For Whom Self

RECITALS:

The LESSOR is the sole and absolute owner of the premises is more particularly described hereunder (hereinafter referred to as the 'SCHEDULED PREMISES') having full and unfettered rights to lease the same or any portion thereof.

The LESSEE intends to take on lease the SCHEDULED PREMISES to be used as residential accommodation for one of its Officers, who will hereinafter called as OCCUPANT.

The LESSOR has given written consent and agreed to give on lease and the LESSEE has agreed to take on lease, the SCHEDULED PREMISES on certain terms and conditions as are stated hereunder.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The LESSOR agrees to lease the SCHEDULED PREMISES to the LESSEE for a period of 11 months here under referred to as the agreement period commencing from 1st MAY, 2023 and ending on 31st MARCH 2024.
2. The LESSE issue orders taking the premises on lease with the terms and conditions contained herein.
3. The LESSEE shall use the SCHEDULED PREMISES as "Residential Premises" for Dr. B. NAVYA, I.A.S., Director, Department of Employment of Employment & Training, A.P., Vijayawada.

G. Sasi Kumari
LESSOR

LESSEE

4. The LESSEE shall pay to the LESSOR as lease rent for the SCHEDULED PREMISES an amount of Rs.40,000/- (Rupees Forty Thousand only) per month, exclusive of water and electricity charges, by way of a cheque/ cash or any other means of authorized transfer on or before the 7th day of every succeeding month.

5. The Occupant shall pay the applicable electricity and water charges directly to the concerned authorities according to the meter, installed at the SCHEDULED PREMISES or as billed by the concerned authorities for the period of operation of the LEASE Agreement. Any charges pertaining to the previous periods and additional charges levied by the electricity authorities for the period not covered under lease agreement shall be paid by the LESSOR.

6. The monthly maintenance charges in case of apartment/ gated community towards security and general facilities shall be paid by the occupant of the SCHEDULED PREMISES.

7. The LESSEE/ OCCUPANT shall not carry out any structural additions or alterations to the SCHEDULED PREMISES without the prior consent of the LESSOR. However, the LESSEE shall at its own cost, be entitled to install such domestic electrical appliances as may be found necessary by it. On the expiry or earlier termination of this Agreement, the LESSEE shall remove and take away all the appliances installed by it and restore the SCHEDULED PREMISES to its normal wear and tear.

8. All rates, taxes and other levies and / or out goings on account property tax and all other levies, municipal or otherwise shall be paid by the LESSOR in time.

9. The LESSOR undertakes to fully perform her obligations stated herein and also comply with the requirements of the concerned municipal and other applicable authorities to ensure peaceful occupation of the SCHEDULED PREMISES by the LESSEE, during the Agreement period.

10. The LESSOR shall not violate any rules, regulations laws and byelaws of the Municipal Corporation or any local authority having jurisdiction over the SCHEDULED PREMISES.

G. Sasi Kumari
LESSOR

LESSEE

11. The minor day–to-day repairs such as replacement of fuses, fixing of leaking water taps, minor maintenance of electrical/ sanitary and other fitting and fixture shall have to be carried out by the LESSEE / OCCUPANT at its own cost, but all major repairs including replacement or breakage, bursting of sanitary pipes, changes in the electrical system, cracks in construction etc., shall be repaired/ replaced by the LESSOR at his cost.

12. The LESSEE at the expiry of the Agreement period may at its option renew the lease for a period of 11 (Eleven) months or any other period of time on such terms & conditions as are mutually agreed by the LESSOR and the LESSEE.

13. On expiry of the lease or on earlier termination of the lease, the LESSEE shall ensure that the OCCUPANT vacates the building / apartment of the SCHEDULED PREMISES and hand over to the LESSOR in good conditions, subject to natural wear and tear.

14. The LESSOR with the consent of LESSEE or the occupants shall have free and unobstructed access to the SCHEDULED PREMISES for inspection and to carry out repairs provided the LESSEE or its occupant is given at least 24 hours advance notice and a time for such inspection or repairs is fixed and the convenience of the LESSEE shall be taken into account in this regard.

15. The LESSEE shall not sub- let, assign or transfer to anyone or otherwise part with possession of the whole or any part of the SCHEDULED PREMISES However, the lessee shall have the right to utilize the premises for accommodating anyone of its officers as occupant.

16. The LESSOR represents and warrants that he is fully empowered, authorized and able to let out the SCHEDULED PREMISES on lease to the LESSEE as envisaged in this Agreement and that there is no mortgage, charge or any other encumbrance of any nature in respect of the SCHEDULED PREMISES and that he will keep the LESSEE harmless and indemnified from any proceedings initiated by others in respect of the quiet possession and enjoyment of the SCHEDULED PREMISES by the LESSEE. In case the scheduled premises are constructed by obtaining a loan and the said property is shown as 1st charge or 2nd charge, the same needs to be informed by the LESSOR as the time of entering agreement.

17. The Agreement may be varied or modified only by the mutual consent of parties hereto, expressed in writing.

18. Any dispute that may arise between the parties shall be subject to the jurisdiction of the courts of Vijayawada, Andhra Pradesh.

G. Sai Kumari
LESSOR

LESSEE

⑈055807⑈ 530015012⑆ 000281⑈ 31

7632124/2023/ACCOM -GAD01

SCHEDULED PREMISES

All the part and parcel of the **Flat No. 3, Plot No. 38, RTC Colony, Road No. 2, Sai Baba Temple Road, Vijayawada. PIN 520008, NTR District** and measuring for carpet area of 175.32 Sq. Mt or 1887 Sq. FT on floor.

In witness whereof, the LESSE and the LESSOR have hereunto set and subscribed their respective hands and seal on the day, month and year first above written.

G. Sai Kumari

LESSOR

LESSEE

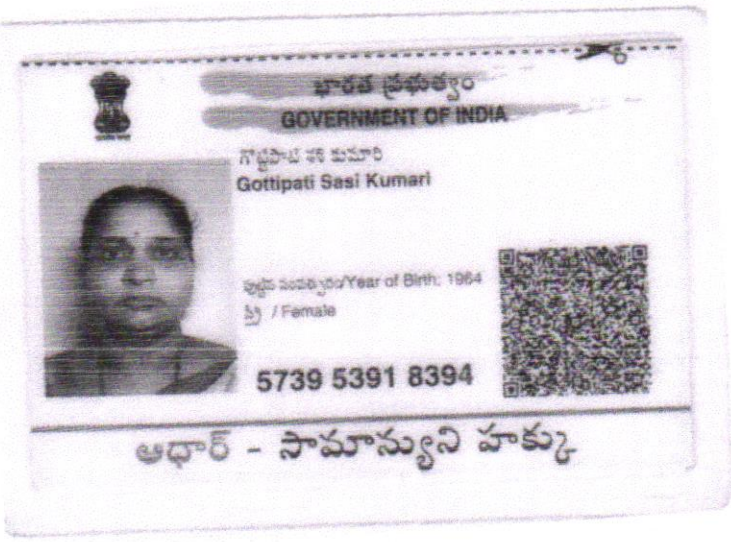
Estate Officer cum EO Deputy Secretary
to Government (Accomm.)" GAD

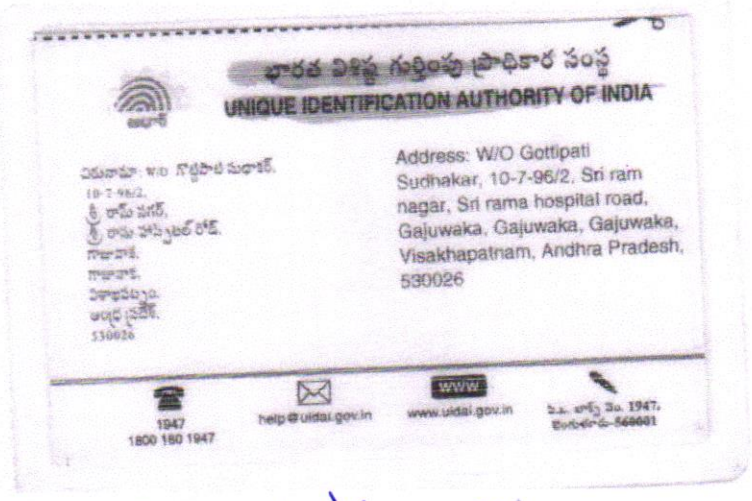
WITNESS:

1. S. Fazal Mahammad

2. G. Rahim

7632124/2023/ACCOM -GAD01





G. Sasi Kumari

7632124/2023/ACCOM -GAD01

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEPPG0769P

नाम /NAME

SASI KUMARI GOTTIPATI

पिता का नाम /FATHER'S NAME

PRABHAKARA CHOWDARI GUTTA

जन्म तिथि /DATE OF BIRTH

12-10-1964

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, विशाखापट्टणम

Chief Commissioner of Income-tax, Visakhapatnam

7632124/2023/ACCOM -GAD01

Gmail **GA -ACCOM- DEPT <gaaccommodation@gmail.com>**

G O RT NO 1137

1 message

GA -ACCOM- DEPT <gaaccommodation@gmail.com> Mon, Jul 17, 2023 at 3:54 PM
To: navyabandi@yahoo.com, gottipatisudhakar@gmail.com, paoandhraais@gmail.com, paoapsect@gmail.com, eerb_vja@yahoo.co.in, prlsecy-gpmar-gad@ap.gov.in

Respected Sir/Mam,

May please be find the below attachment.

With regards
G.A (Accom.) Department,
A.P. Secretariat,
Velagapudi.

oc 1137001.pdf
4654K